



# City of Carmel

## MINUTES

### Carmel Board of Zoning Appeals

#### Hearing Officer

Monday, July 26, 2010

5:30 pm

Caucus Rooms

**Present:** Leo Dierckman, Hearing Officer  
Connie Tingley, Recording Secretary

**Staff members in attendance:** Christine Barton-Holmes

**Legal Counsel:** John Molitor

#### Public Hearing:

##### 1-3d. ROIF, LLC Keystone

The applicant seeks the following development standards variance approvals:

<b>Docket No. 10060004V</b>	<b>Section 27.08</b>	<b>Reduction in parking</b>
<b>Docket No. 10060006V</b>	<b>Section 19.04.02</b>	<b>Reduction in required front yards</b>
<b>Docket No. 10060007V</b>	<b>Section 23A.02.A</b>	<b>Reduction in bufferyard along Keystone ROW</b>

The site is located at 715 E Carmel Drive on 1.4 acres.

It is zoned B-8/Business within the Keystone Parkway Overlay zone.

Filed by DOCS on behalf of ROIF, LLC, owner.

**Present for Petitioner:**  
**Jeffrey Hearn, Attorney**

**Public Hearing closed**

#### Department Report:

**Christine Barton-Holmes**

- Minor encroachment because of right-of-way for roundabout
- Minimal reductions for front yards and bufferyards
- Parking currently will not be reduced

**Department recommended positive consideration**

**Action: Mr. Dierckman APPROVED Docket Nos. 10060004V, 10060006 V and 10060007 V, ROIF, LLC Keystone for reduction in parking, reduction in required front yards and reduction in bufferyard along Keystone right-of-way.**

**4d. Starr Pool**

The applicant seeks the following development standards variance approval:

**Docket No. 10070003 V**

**Section 6.04.03.D.1**

**Encroachment into rear yard setback**

The site is located at 13750 Thistlewood Court on 0.28 acres and is zoned S1/Single-Family Residential.

Filed by Bruce Holmes of Pools of Fun for Gregory and Leonara Starr, owners.

**Present for Petitioner:**

**Bruce Holmes and Marge Mikels, Pools of Fun**

**Public:**

**Cathy Gurecki, 13700 Goldfinch Drive**

- Wanted explanation of rear yard setback

**Discussion:**

- Measurement from rear property line to area permitted to build on
- Rear setback for this parcel is 20 feet from back property line
- Keeps space between buildings for greenspace
- Drainage and utility easement is 10 feet
- Pool encroaches 7 feet into rear yard setback
- Grade of property will not change
- Pool cover will be used
- Property already enclosed with fence
- Will keep back of property open for line-of-view

**Public Hearing closed**

**Department Report:**

**Christine Barton-Holmes**

- Pool not in utility easement

**Department recommended positive consideration**

**Action: Mr. Dierckman APPROVED Docket No. 10070003 V, Starr Pool for encroachment into rear yard setback**

**Adjournment**

The Hearing Officer adjourned the meeting at 5:36 PM.

Approved this 26 day of July 2010.

  
Hearing Officer – Leo Dierckman

  
Secretary – Connie Tingley